



# VILLAGE ESTATES

• EST. 1993 •

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**ADDITIONAL VERSATILE  
RECEPTION ROOM  
SOUTH FACING GARDEN  
THROUGH LOUNGE**

**DRIVEWAY & GARAGE  
KITCHEN / BREAKFAST ROOM  
LONGLANDS PRIMARY SCHOOL**



**146a Longlands Road  
Sidcup, DA15 7LF**

**£685,000**

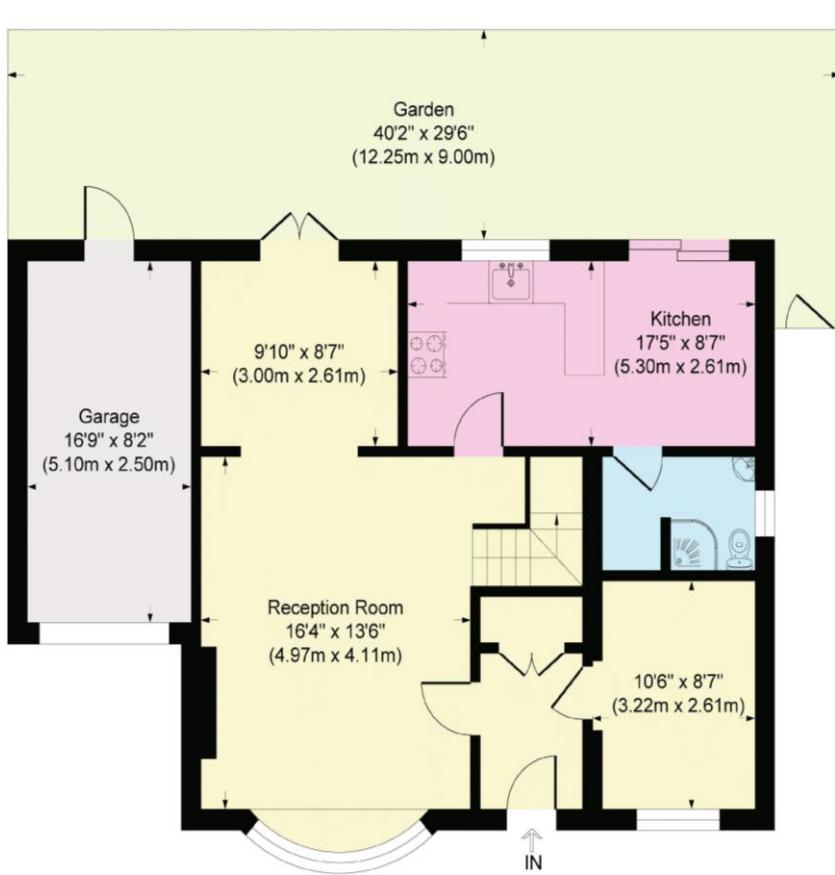
**Situated in an excellent location just a short walk from Sidcup mainline station, a four bedroom detached house with off street parking and a garage. An excellent family home with Longlands Primary School and local parks close by.**

**EPC RATING: D**

**TENURE: Freehold**

**COUNCIL TAX BAND: F**

**LEASE TERM: Not Applicable**



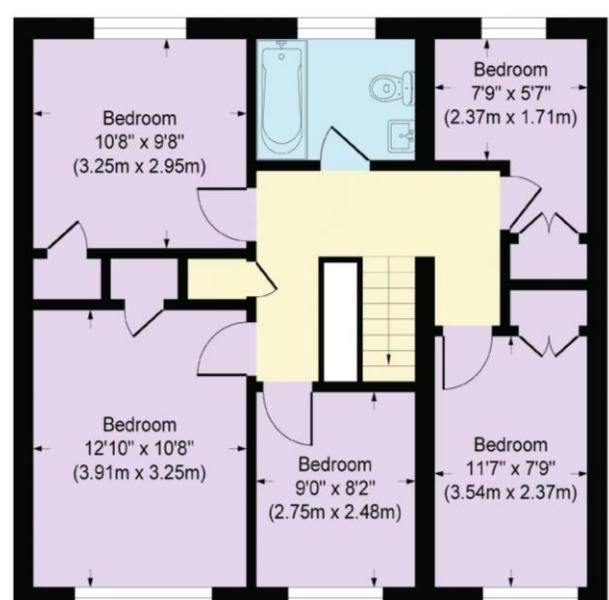
## Longlands Road

Approximate Gross Internal Area

Ground Floor = 78.8 sq m / 849 sq ft

First Floor = 65.3 sq m / 703 sq ft

Total = 144.1 sq m / 1552 sq ft



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.